

draft

## Planning Commission Minutes

September 15, 2010

1. Call to Order-Chair Don Jones called the Planning Commission meeting to order at 7:00 pm. The pledge was said.
2. Roll-Present were Dave Bomkamp, Evelyn Propp, Bill Walter, Darrell Simonides and Chair Don Jones. Shelly Hah and Josh Jones (Josh arrived during 8a as noted) were absent. A quorum was present.
3. Agenda-Dave Bomkamp moved to approve the agenda as presented. Second by Darrell Simonides. Motion carried with a voice vote.
4. Citizens Comments-Doug and Mary Christiansen, 8829 S. Creek Rd complained about there neighbor having chickens (this is zoned residential). They asked if there was an alternative other than filing a complaint. Zoning Administrator Mike Birkholz advised the process to be filing a written complaint and it would be investigated.
5. Zoning Officer Report- There were 2 building permits and 1 electric issued.
6. Commission Comments-Bill Walter asked for addresses of permits issued.
7. Minutes-Darrell Simonides moved to approve the minutes from the August 18 and 24, 2010 as presented. Second by Evelyn Propp. Motion carried with a voice vote.
8. Unfinished Business
  - a. **Public Hearing Conditional Use Permit James Wiedmer**-Chair Don Jones reviewed James Wiedmer request for a conditional use permit. Attorney Henderson called the public hearing to order petitioned for by James Wiedmer to consider issuance of a conditional use permit for in home occupation at 7:15 pm. *Josh Jones arrived.* Mr. Wiedmer explained his intention is to construct a building and sell antiques and collectibles he has accumulated. Tom Heeg, 9112 S. Butterfly Road spoke in support of the conditional use permit. Attorney Henderson reviewed the factors to be considered when issuing a conditional use permit. Concerns of the Commission were hours of operation, amount of items kept outside limited and the permit be relinquished when the business ceases or the property is sold. The public hearing was closed. The Town Board can modify the ordinance to allow what Mr. Wiedmer had petitioned for; this will go before the Town Board if the Commission approves the permit.
  - b. **Public Hearing Conditional Use Permit Rock County Public Works Dept.**-The request for a conditional use permit for Rock County Public Works was reviewed. Attorney Henderson called the public hearing to order petitioned for by Rock County Public Works Department to consider issuance of a conditional use permit at 7:30. Lori Williams, Rock County Parks Director gave a power point presentation reviewing the Boys and Girls Club building and explained the County's proposal for improvements. Commission

concerns were public restroom availability, building security, winter hours and vandalism. Kurt Yankee, Rock County Board Supervisor and Chair of the County Public Works Committee spoke in support of the conditional use permit; Rock County Supervisor Brent Fox was in attendance showing support as well. Town Board Chair Roger Anclam, 7928 S. Butterfly Road spoke in support of the conditional use permit. Chair Don Jones noted he had received calls from Rock County Board Supervisors Eva Arnold and Ron Combs, and Tom Gilbank, Boys and Girls Club representative expressing support of the conditional use permit. The public hearing was closed.

## 9. New Business

a. Act Upon Conditional Use Permit-James Wiedmer-Commission members voiced their suggestions for conditional uses to be included-limit outside items, hours to be 10:00-5:00 Thursday-Sunday, the conditional use permit is to cease after 6 months of non operation or if the property is sold. Attorney Henderson reviewed the factors to consider. Dave Bomkamp moved to recommend the Town Board approve the conditional use permit with the following conditions-items to be kept outside be limited, hours of operation 10:00-5:00 Thursday-Sunday and the permit is to cease if there is 6 months of non operation or the property is sold. Second by Bill Walter. Motion carried with the following roll call vote-Dave Bomkamp-aye, Evelyn Propp-aye, Bill Walter-aye, Darrell Simonides-aye, Josh Jones-aye and Chair Don Jones.

b. Act Upon Conditional Use Permit-Rock County Public Works Dept.-Commission members asked open hours; the County has set open hours for County Parks. Security and maintenance were a concern of the Commission was well. Darrell Simonides moved to approve the conditional use permit for Rock County Public Works Department. Second by Dave Bomkamp. Motion carried with the following roll call vote-Dave Bomkamp-aye, Evelyn Propp-aye, Bill Walter-aye, Darrell Simonides-aye, Josh Jones-aye and Chair Don Jones-aye.

c. Recommendation for Rezoning-Beloit Auction & Realty, Inc.-Attorney Henderson reviewed the proposal of selling either the whole farm or 4 parcels. If Lot 1 is sold separately the parcel would be rezoned to A-2 and a conversion fee would be due. Darrell Simonides moved to recommend the Town Board approve the rezoning request as petitioned. Second by Josh Jones. Motion carried with the following roll call vote-Dave Bomkamp-aye, Evelyn Propp-aye, Bill Walter-aye, Darrell Simonides-aye, Josh Jones-aye and Chair Don Jones-aye.

10. Adjournment-Dave Bomkamp moved to adjourn. Second by Josh Jones. The meeting was adjourned at 8:40 pm.

Respectfully Submitted,

Deborah Bennett  
Clerk/Treasurer